



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
August 19, 2009 at 7:00 p.m.
Novi Civic Center – Activities Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1
Master Plan for Land Use Review

a) Grand River Avenue and Beck Road Study Area – Continued - Discuss reviews and identify potential future land use changes if any (see August 5 packet for materials)

6. **Minutes**
none
7. **Adjourn**

Future Meetings – 9/2, 9/23, 10/7 & 10/21

MEMORANDUM



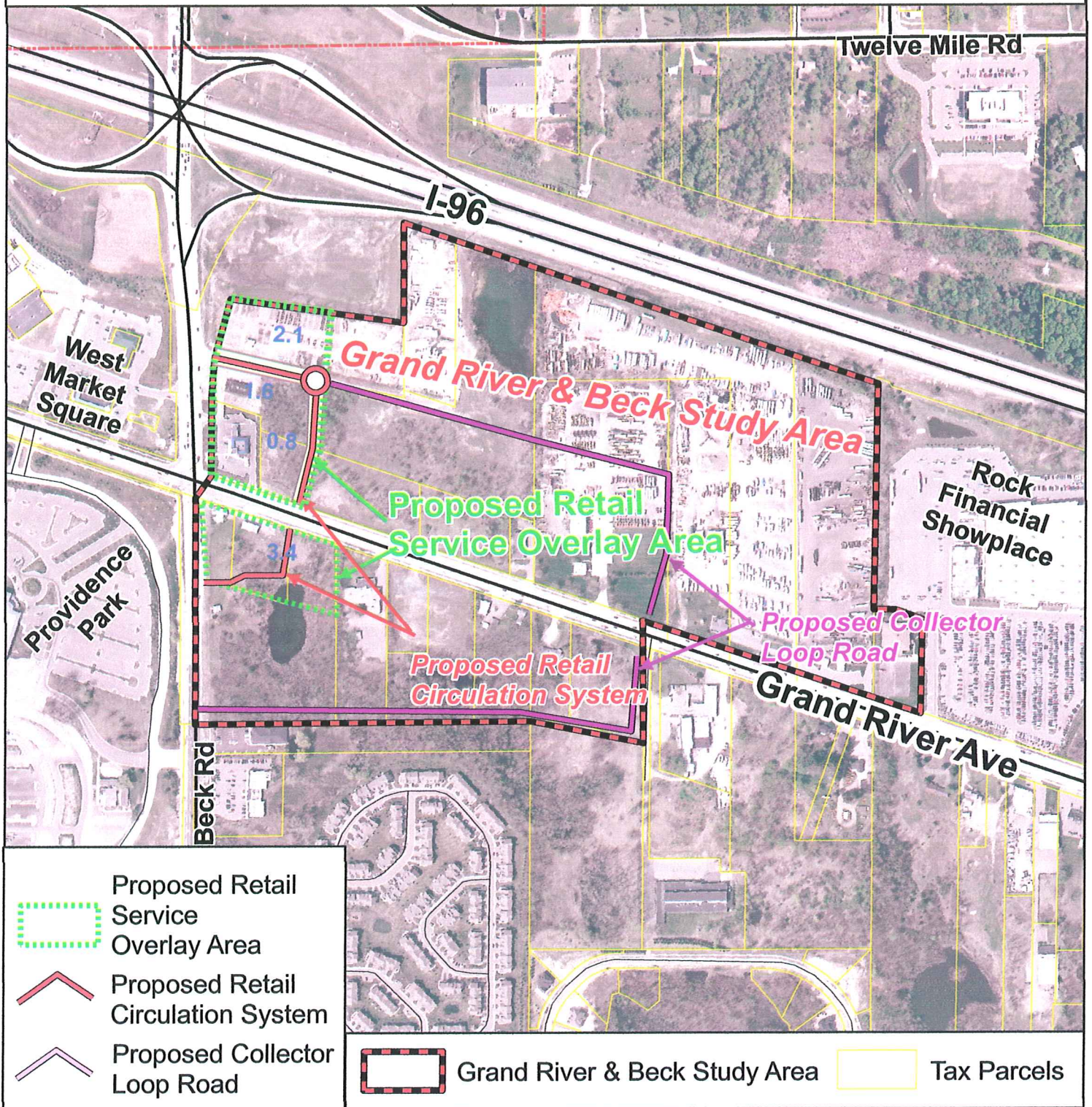
TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: GRAND RIVER AND BECK STUDY AREA
RETAIL OVERLAY ALTERNATIVES
DATE: AUGUST 13, 2009

Based on the discussions that occurred at the August 5th Master Plan and Zoning Committee meeting regarding the size of the area proposed for a Retail Overlay, a larger area was explored (see attached maps for comparison). The table below compares the original alternative (1) with the larger alternative (2). A proposed right-of-way was drawn for the retail service drive and a more accurate boundary for Alternate 1 was drawn. This changed the net area used to forecast building areas. Building area calculations are based on a 50/50 mix of retail and restaurant uses. Actual floor area could vary based on amount of wetland preserved and the potential of using off site detention facilities on the north side of Grand River Avenue.

Proposal	Gross Area (Acres)	Estimated Net Area (Acres)	Estimated Retail Floor Area @ 6,000 sq. ft. / acre (square feet) 50%	Estimated Restaurant Floor Area @ 3,500 sq. ft. / acre (square feet) 50%	Total Estimated Floor Area (square feet)
Alternate 1	9.1	7.9	23,700	13,825	37,525
Alternate 2	13.0	11.3	33,900	19,775	53,675

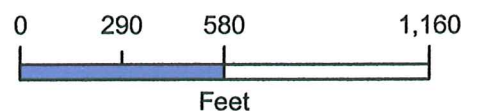
Since a lower estimated floor space was generated by assuming 50% restaurants, the Planning Staff is comfortable with expanding the overlay area to about 13 gross acres.

Grand River & Beck Study Area Proposed Retail Service Overlay Alternate 1

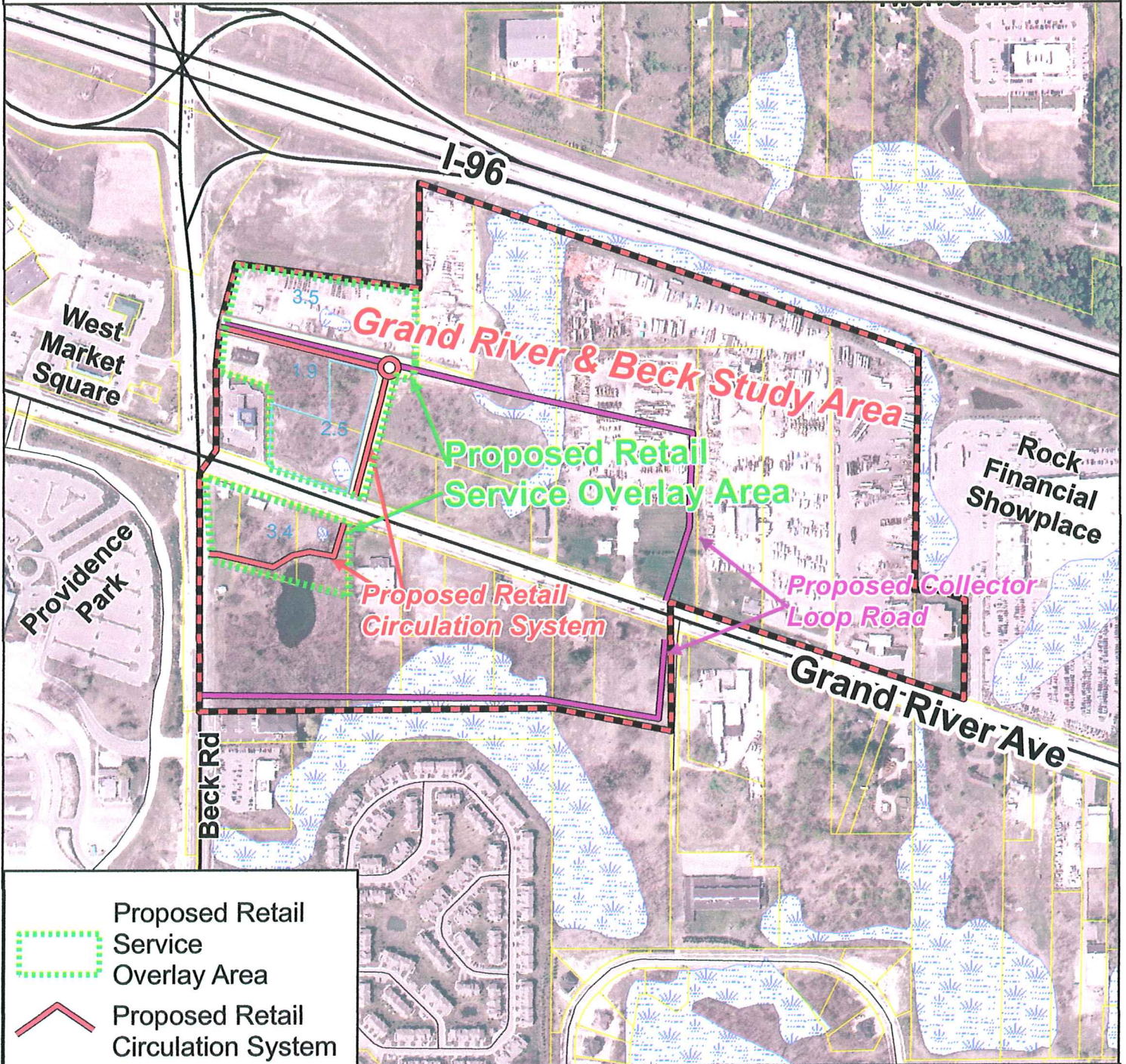





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2009 MASTER PLAN REVIEW**

CREATED: 8/13/09



Grand River & Beck Study Area Proposed Retail Service Overlay Alternate 2



-  Proposed Retail Service Overlay Area
-  Proposed Retail Circulation System
-  Proposed Collector Loop Road

-  Grand River & Beck Study Area
-  Tax Parcels

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2009 MASTER PLAN REVIEW**

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